

## **District III Advisory Board Minutes**

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**December 3, 2003  
7:00 p.m.**

**Colvin Neighborhood City Hall  
2820 S. Roosevelt**

The District III Advisory Board meeting was held at 7:00 p.m. at the Colvin Neighborhood City Hall at 2820 S. Roosevelt. The District III City Council member, Phil Lambke and eight (8) District Advisory Board members were in attendance. Five (5) City staff were present and approximately fifteen (15) members of the public, most of whom signed in.

### **Members Present**

Matt Foley  
Phyllis Hall  
Charlotte Foster  
Jim Gulick  
Bill Ward  
Judy Dillard  
John Kemp  
Laura Simpson  
Council Member Phil Lambke

### **Members Absent**

Joann Hartig

### **Staff Present**

Vicki Mork  
Mark Bradshaw  
Keith Hall  
Charles Anderson  
Deb Ary

### **Guests**

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## **ORDER OF BUSINESS**

### **Call to Order**

**Council Member Lambke** called the meeting to order at 7:03 pm.

### **Approval of Minutes**

Motion made by Dillard (Kemp) for approval of November 5, 2003 minutes with corrections noted by Charlotte Foster. Passed unanimously 8-0

**Action: Received and filed.**

### **Public Agenda**

#### **1. Agenda Item**

- **Jerry Frantz**, Director of Health Department explained they are continuing to review consolidations of Health Stations. They still anticipate offering a wide range of services when their consolidated facility opens in July '04 at the Wichita Mall. The Southeast

Health Station is no longer a health station it is being used as office space. Reviewing the utilization numbers for Colvin Heath Station shows a 6% increase in usage. New employee, Deb Koepplinger was introduced as the Marketing Department for the Health Dept. She explained the Health Department is interested in partnering with neighborhood associations or other organizations by bringing health services to events and community locations just contact her to make those arrangements.

**Recommended Action: Receive and file.**

- **Mark Bradshaw**, Environmental Health with City of Wichita is here to introduce Neighborhood Inspectors, **Keith Hall** for Area 2 and **Charles Anderson** for Area 3. He explained that more intense coverage is provided for the smaller areas of A B and C. These inspectors deal with the following issues: Trash, bulky waste, salvage, vehicles, tall grass and weeds; 12" unkept vegetation, sewage, joint code enforcement with Central Inspection, lighting, noise, issues; animal required permits and maintenance.

**Simpson** asked about stored cars with leaking oil. **Bradshaw** said leaking oil from a car could be a storm water issue. He explained the inspectors cannot enter the fence of an occupied house without the owner's permission, but they can look over, under or through it.

**Foley** asked how the Health Department determines who has trash service **Bradshaw** explained for a multi-family dwelling, the landlord is responsible for trash service but with a single family dwelling, it is the tenant's responsibility. **Kemp** asked about a commercial area on south Hillside that is fenced in, with cars all around, engine blocks, and parts laying around. **Bradshaw** said it may be an Office of Central Inspection issue also, although, the Environmental Health Department could follow up on the salvage issue. Kemp says there are problems with Oriental repair shops on S. Hillside and is constantly receiving complaints from members of the K-15 Association.. **Bradshaw** referred him to **Randy Sparkman** with Central Inspection.

**Gulick** inquired if proper disposal of oil by filling stations was monitored by Health Department and **Bradshaw** said they do. **Gulick** stated he is concerned about less than professional car repair operations. **Simpson** asked about leaves in a gutter that has been there so long grass is growing. **Bradshaw** replied they could be a real problem but suggested calling in the problem and the department would respond.

**Recommended Action: Provide comments/ take appropriate action.**

**2. No off agenda items presented**

### Staff Presentations

3. **Deb Ary**, Public Works Department, presented a petition for a cul-de-sac on Mosley south of Pawnee asking for approval from DAB III. The cost is \$446.00 per lot. **Dillard** asked how close this cul-de-sac would be in regard to the railroad tracks and was told about 2 blocks. **Foley** asked about interest rates and **Ary** said the interest rate for the last bond issued was 3.5%.

**Jesse Sheffield, 2526 S. Moley** said he instigated the petition because their street has high traffic levels and they speed through the neighborhood. He explained neighborhood efforts have run off drug dealers and prostitutes but the speeders are still there. It is a great investment for the neighborhood and costs only \$3.60 per month per property to finance the project.

**Recommended Action: Foley (Dillard) approved petition unanimously (8-0).**

### Board Agenda

#### 4. **Issues/updates**

The previously scheduled planning case, **ZON2003-00060** requested a zone change of the vacant single-family residence at 2347 S. Dellrose, located North of Pawnee and west of Oliver from “TF – 3”, Two Family Residential to “NO” Neighborhood Office. The case has been withdrawn from the DAB agenda by the applicants but Mr. and Mrs. Nichols are present tonight and Council Member Lambke asked that the matter be informally discussed as the issue will be back at some point in time. **Mr. Nichols** explained renters had trashed their rental property and after renovating it they opened it as a facility for Home Births and his wife is a mid-wife. They operated the facility for about a year as a ministry not seeking to make money at it.

They received a cease and desist order from Office of Central Inspection as the property wasn’t zoned for medical services. **Mr. Nichols** maintains they weren’t a medical service but operate as a ministry. He claims many neighbors support their efforts and would still like it to operate as a birth home and want it to remain as a home.

**Mr. Nichols** explained they are not seeking rezoning at this time. They don’t take women with high-risk pregnancies. He also stated that they only have women come there to have their babies. **Hall** asked if deliveries are occurring now but was told no. **Simpson** asked how many babies are delivered at one time and **Mr. Nichols** said one at a time. He again explained this is a ministry for them and they do not make a profit from this.

**Jeff Spahn, Vice President of the Meadowlark Association of Neighbors** stated the association is opposed to the Nichols request. He pointed out the couple made an investment in a property with out any input from the City Planning Department, Office of Central Inspection or Environmental Heat. Because this is a quiet single- family home area the Meadowlark Association opposes this type of activity in their neighborhood. He pointed out the Nichols had two problem births out of the 30 that have occurred there. Furthermore no arrangements were made for the proper, lawful disposal of the medical waste presenting biological hazards as a result of the births. **Spahn** reminded everyone that often times

businesses fail, but zoning changes remain with the property. The medical zoning designation is a very broad category and the neighborhood association vows to fight the proposed change. The property could evolve into any number of facilities.

**Gulick** opposes use of the property in a medical way. **Hall** says she opposes use of the property in such a fashion.

**Simpson** asked about flood issue she said that Vice Mayor Fearey cut them off. **Simpson** said she was very offended that Council Member Gray amended Council Member Lambke's motion thereby including the whole city and bringing them back to where they began. **Kemp** commended Council Member Lambke for standing up for his District. **Dillard** asked about status of CIP. **Lambke** said one more meeting is to be held before sending it back out to the District Advisory Boards. **Lambke** said he was trying to move \$12 million in projects further on down the line. He informed DAB board members that the council approved Pawnee overpass and rearranged CIP funds to accomplish it. He believes that he has the votes to bring the flooding issues to forefront of CIP.

**Hall** asked if there was going to be another meeting before January's meeting on the Planeview Park issue and was told there would not be. **Lambke** says he talked to Kupper about Parkland from his original suggestion to area over on Cessna.

**Gulick** reported the renovation of the Meadowlark Neighborhood subdivision markers project is complete and the walking path is to be completed by the end of December. Matching Neighborhood Grants funded both projects.

#### **Simpson (Hall) motion to adjourn**

#### **5. Next Meeting**

The next regularly scheduled meeting for District Advisory Board III will be January 7, 2004 at Colvin Neighborhood City Hall at 7:00 p.m.

#### **No Action Required**

#### **Adjournment**

Respectfully Submitted,

Vicki Mork, Neighborhood Assistant

#### **Visitors**

Debra Koepplinger  
Oscar Enriquez  
Don & Brenda Nichols  
Jeff C. Spahn  
Al Bryer  
Jesse R. Sheffield  
Elena Ingle

Sedgwick County Health  
2463 S. Mosley  
2256 McAdam  
3601 E. Mt Vernon  
2840 S. Washington  
2526 S. Mosley  
3608 Meadowlark